

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®**

Not all agents  
are the same!



## Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

### Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	608	632	+ 3.9%	608	632	+ 3.9%
Sold Listings	317	255	- 19.6%	317	255	- 19.6%
Median Sales Price*	\$627,500	<b>\$630,000</b>	+ 0.4%	\$627,500	<b>\$630,000</b>	+ 0.4%
Average Sales Price*	\$804,833	<b>\$826,077</b>	+ 2.6%	\$804,833	<b>\$826,077</b>	+ 2.6%
Percent of List Price Received*	97.7%	<b>97.4%</b>	- 0.3%	97.7%	<b>97.4%</b>	- 0.3%
Days on Market Until Sale	62	69	+ 11.3%	62	69	+ 11.3%
Inventory of Homes for Sale	1,134	957	- 15.6%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

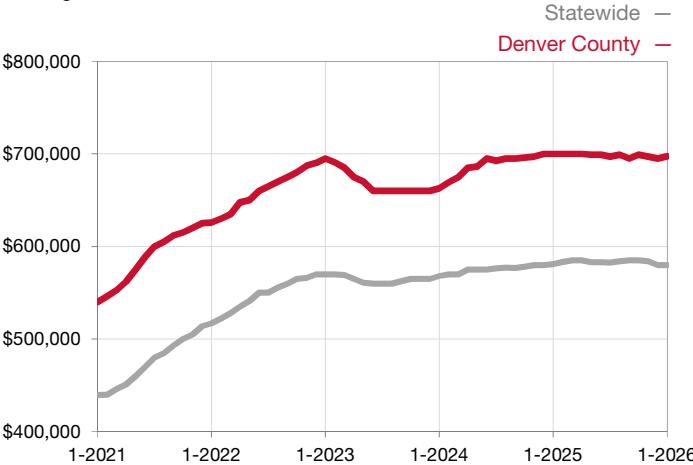
### Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	507	524	+ 3.4%	507	<b>524</b>	+ 3.4%
Sold Listings	196	138	- 29.6%	196	<b>138</b>	- 29.6%
Median Sales Price*	\$407,000	<b>\$420,000</b>	+ 3.2%	\$407,000	<b>\$420,000</b>	+ 3.2%
Average Sales Price*	\$496,668	<b>\$534,964</b>	+ 7.7%	\$496,668	<b>\$534,964</b>	+ 7.7%
Percent of List Price Received*	98.1%	<b>96.8%</b>	- 1.3%	98.1%	<b>96.8%</b>	- 1.3%
Days on Market Until Sale	65	96	+ 47.7%	65	<b>96</b>	+ 47.7%
Inventory of Homes for Sale	1,273	<b>1,236</b>	- 2.9%	--	--	--
Months Supply of Inventory	4.5	<b>5.2</b>	+ 15.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

